

**MINUTES**  
**REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY**  
**Tuesday, September 26, 2017**  
**City Hall, Room 604**  
**1:30 p.m.**

***\*\*For more detailed information regarding the meeting, please see the meeting video on our website at <http://greenbaywi.gov/event/redevelopment-authority-meeting-74/> and follow the time stamp listed on each item.***

**MEMBERS PRESENT:** Harry Maier, Chair; Gary Delveaux, Vice-Chair; Jim Blumreich, Matt Schueller and Tom Weber

**MEMBERS EXCUSED:** Ald. Joe Moore and Melanie Parma

**LIAISONS PRESENT:** Brian Johnson

**OTHERS PRESENT:** Kevin Vonck, Cheryl Renier-Wigg, Bill Paape, Vanessa Chavez, Ken Rovinski, Krista Cisneroz, Erin Roznik, Matt Buchanan, Diana Ellenbecker, Ald. Dave Nennig, Jamie Blom, Scott Schoeneman, Gabrielle Lara, media and other interested parties.

**APPROVAL OF AGENDA:**

Approval of the agenda for the September 26, 2017, special meeting of the Redevelopment Authority.

A motion was made by G. Delveaux and seconded by T. Weber to approve the agenda for the September 26, 2017, special meeting of the Redevelopment Authority. Motion carried.

**NEW BUSINESS:**

1. Consideration with possible action on Development Agreement with Schwabe North America for Nature's Way Development at 954 Erie Road (Parcel 21-171-2) and 1024 Erie Road (Parcel 21-171-4). (00:55)

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

K. Vonck explained that the client received new counsel and needs more time to go through the Development Agreement. The recommendation is to hold this item until the next RDA meeting.

A motion was made by J. Blumreich and seconded by T. Weber to hold this item until the next RDA meeting. Motion carried.

2. Consideration with possible action on "Obligations of Developer" (e.g. Concept Plan, Construction Documents) regarding Development Agreement with Lorenzen Holdings, LLC for redevelopment of Pete's Garage at 128 and 142 N. Broadway (Parcel 4-154). (02:25)

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

K. Vonck provided an overview regarding the property, which is one parcel with two different addresses. Historic renovations were completed on the one-story building at 142 N. Broadway, which is known as Pete's Garage. They are ready to move forward with rehabilitation of the three-story building at 128 N. Broadway. The Development Agreement requires that the RDA approve the development budget and design documents for this second phase. Jamie Blom was present to answer questions. Staff recommends approval.

A motion was made by G. Delveaux and seconded by T. Weber to open the meeting for public discussion. Motion carried.

Jamie Blom provided information on the plans for phase two of the project, which involves historic rehabilitation of the second and third floors of the structure at 128 N. Broadway into "white box" space available for lease.

K. Vonck provided an update on the investment into Pete's Garage and the increased assessed value of the building. Discussion occurred regarding the PayGO TIF assistance in the Development Agreement.

A motion was made by G. Delveaux and seconded by T. Weber to return to regular order of business. Motion carried.

A motion was made by G. Delveaux and seconded by M. Schueller to approve the "Obligations of Developer" (e.g. Concept Plan, Construction Documents) regarding Development Agreement with Lorenzen Holdings, LLC for redevelopment of Pete's Garage at 128 and 142 N. Broadway (Parcel 4-154). Motion carried.

3. Consideration with possible action on a request by NeighborWorks Green Bay for approval of 877 Howard Street project that includes disposition of Parcel #3-967 and \$95,000.00 of HOME CHDO funding. (11:47)

B. Paape provided an overview regarding the property. NeighborWorks Green Bay submitted an application requesting HOME CHDO funding to rehab the multi-family unit. The property has two 3-bedroom units and the proposal is to keep the property as a rental unit owned and operated by NeighborWorks. Rehab plans and garage plans were discussed.

A motion was made by J. Blumreich and seconded by M. Schueller to approve the request by NeighborWorks Green Bay to donate 877 Howard Street (Parcel #3-967) and provide gap financing in the amount of \$95,000.00 in HOME CHDO funding to rehab the multi-family unit. Motion carried.

A brief discussion followed regarding plans to hold the November 14 RDA meeting at the KI Convention Center and changing the meeting time to mid-morning. Plans are to also celebrate the 50<sup>th</sup> Anniversary of the RDA at that meeting.

Meeting adjourned at 1:52 p.m.